

November 25, 2008

Those in attendance included the following: Rodney Kidwell, Joe Bagi, Mark Mabelitini, Kevin Guigou, Melissa MacLauchlan, Adam Blake, Robert Himes, Matt Spring, and Marilyn Fennell.

Mr. Spring welcomed everyone to the workshop and presented agendas, Guideline Booklet and the Quick Reference Guide.

Mr. Spring stated that During the October 28, 2008 regular meeting of the Restoration Board, it was suggested that the Restoration Board and the Design Subcommittee of the Downtown Tipp City Partnership should collaborate on various mutual goals, such as public education, training, publications, etc. Accordingly, a joint workshop was scheduled to include the members of the Restoration Board and the Design Subcommittee to discuss these mutual goals and methods to accomplish them.

Discussion of the current educational materials such as the "Guideline Booklet and the Quick Reference Guide" was held.

It was noted that the Design Subcommittee goals were to include public education; design assistance; façade improvements, and training.

The Restoration Board goals were similar to the Design Subcommittee but included a very specific goal of design review, which they are mandated by code to review all of the exterior modifications to any of the structures of the downtown district. Also the Board was specifically formed to provide advice and guidance to anyone regarding any specific changes. It was mentioned that the Restoration Board would entertain support to the surrounding community not within the RAB District, with supplying guidance; however those properties would not be subject to the specific guidelines as those within the district.

Mr. Mabelitini noted that the Tipp City Library had numerous resources on historical restoration and could direct citizens in the right direction to locate and find specific information requested.

Mr. Spring mentioned the Preserve America application and one of the criteria was that an ongoing historic inventory be on hand. If the last inventory was completed in 1983, that was not considered ongoing and would need to update the inventory on a five year intervals. Most likely grant money would be required in order to complete. Mr. Mabelitini suggested that perhaps there would be a college student that would have to complete a historical project; the inventory could possibly be completed by a college student of an intern.

It was agreed that a certain level of frustration was noted by the process in which someone needs to go through in order to get approval for various exterior modifications of their structure. Some individuals are committed to restore in the correct way and there are others at the other end of that spectrum whom essentially remodel clandestinely on the weekend and try to sneak it in without approvals and then seek forgiveness after the fact.

Discussion regarding the fact that the downtown area was an economic development opportunity with its canal lock, bike path, and historical significance was outstanding and to preserve the historical aspects and charm was extremely important to all attending. It was mentioned that different routes of reaching out to the community needed to be done such as

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email blast, direct contact with property owners, advertising, etc. Therefore property owners would have no excuse for not coming before the Board with the excuse of not knowing the proper process of obtaining the Certificate of Appropriateness.

It was noted that the property should be disclosed as located in a Restoration/Historical District at the time of purchase on the Ohio Residential Property Disclosure form; which sometimes does not happen. It has happened in the past that properties have been purchased that could not be used for what the purchaser had intended. It was noted that in order to change the zoning on a property was a pretty lengthy process but was doable.

Different avenues were discussed to bring the issues and concerns to the property owners as well as researching different resources available to help with the expenses. Focus on at risk buildings with assistance, evaluation, and personal contact with downtown.


In Summary, the following was determined; Economic Development was the most obvious positive addition regarding the maintenance of the district from the canal, to the bike path, and the I-75 access in which all play into the historic character for Tipp City; basic ideas in order to disseminate who the group is and what they do could be done via the flyer notifying the public of free consultations, weekly or biweekly verbiage in the Independent Voice or multiple papers; acquiring dollars to use for preservation; piggy backing on the good will to the Downtown City Partnership and personal contact.

All agreed to meet again prior to the March 2009 Restoration Board meeting March 24th, 2009, at 6:30 p.m.

APPROVED: _____


Board Chairman Adam Blake

ATTEST: _____


Mrs. Kimberly Patterson - Board Secretary